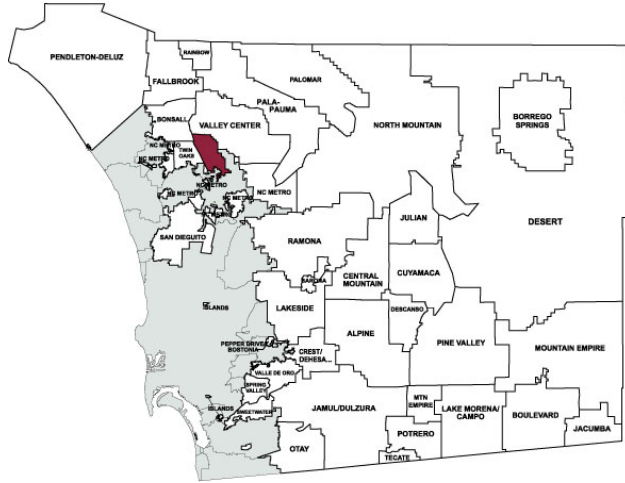


## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

# HIDDEN MEADOWS



Hidden Meadows had two properties referred for further staff evaluation. Upon completion of additional review, staff has determined that both referrals meet the GP2020 concepts and planning principles.

The first referral is located in a Semi-Rural area where services and adequate access are available. The proposed density is consistent with adjacent development. The second referral contains a small pocket of existing lots in a Rural Lands area. These lots have been developed at a Semi-Rural density and the proposed change recognizes the existing parcelization in this area.



## GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
19	<p><i>Gary Piro</i></p> <p>Inside CWA boundary. Located west of Mountain Meadow Road.</p> <ul style="list-style-type: none"> <li>• 4.7 acres</li> <li>• Existing General Plan: 1 du/1,2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/acre</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/acre</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>AGREE</b> with Referral Semi-Rural: <u>1 du/acre</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – recognizes established context</li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>· Located inside CWA</li> <li>· Adequate vehicular access</li> </ul> </li> <li>• <i>Assign densities based on characteristics of the land</i> <ul style="list-style-type: none"> <li>· Consistent with adjacent parcelization</li> <li>· Minimal physical and environmental constraints</li> </ul> </li> <li>• <i>Obtain a broad consensus</i> – consistent with planning group recommendation</li> </ul>
20	<p><i>Gary Piro</i></p> <p>Inside CWA boundary. Vicinity of Welcome View and Sandhurst Way. Pipelined/Approved TPMs</p> <ul style="list-style-type: none"> <li>• 57.75 acres</li> <li>• Existing General Plan: 1 du/2,4 acres</li> </ul>	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/20 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/2 acres</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/2 acres</p> <p><u>Planning Commission:</u> Staff Recommendation</p>	<p><u>County Staff:</u> <b>AGREE</b> with Referral Semi-Rural: <u>1 du/2 acres</u></p>	<ul style="list-style-type: none"> <li>• <i>Develop a legally defensible general plan</i> – recognizes established context</li> <li>• <i>Reduce public costs</i> <ul style="list-style-type: none"> <li>· Located inside CWA</li> <li>· Adequate vehicular access</li> </ul> </li> <li>• <i>Obtain a broad consensus</i> – consistent with planning group recommendation</li> </ul>

## **GENERAL PLAN 2020 RESIDENTIAL REFERRALS**

This page intentionally left blank